



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present the ideal office in Towne Lake/Woodstock for sale. Located in an established and well-maintained business park, the office space is well appointed. The beautifully decorated office condo has been used by a medical services company. The space has two floors with parking access on each level. Each space has a reception area, 4 offices per floor, copy room, storage and restrooms. Upgrades include a 5-year old HVAC unit, updated hardwood flooring, light fixtures, ceiling fans, whole office surge protector, new restroom vanities, restrooms fixtures and decor throughout. Roof was replaced in 2016 and the parking lot will be resurfaced later this year. Shown by appointment only. Do not disturb the tenant.

PROPERTY HIGHLIGHTS

- 2272 SF Office Suite
- \$398,000.00
- CAM = \$600/month* (will be reduced after 2025)
- 2024 Taxes = \$2504.25
- Large Reception Area
- Multiple Private Offices
- 2 Levels each with Entrance
- Parking on Both Levels

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

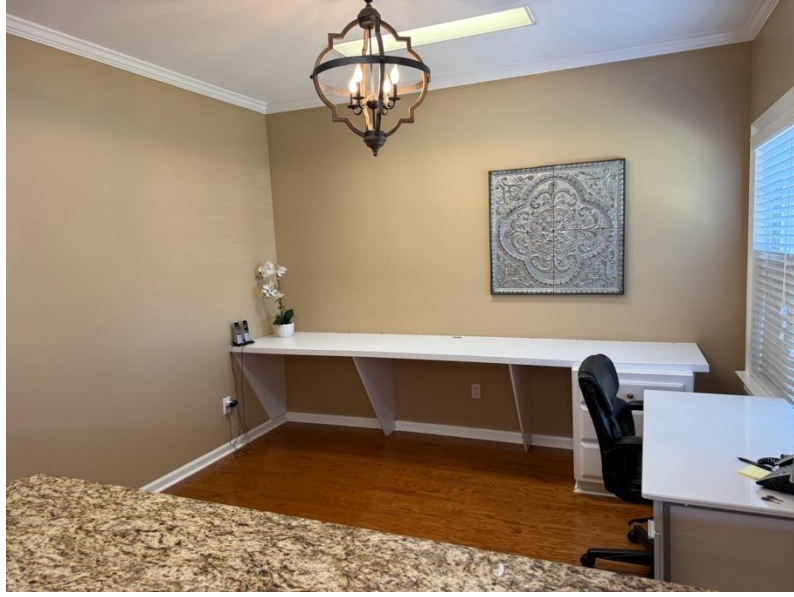
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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 31 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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